



SCOPE OF WORKS

INSTALLATION OF NEW RAILINGS AND BALUSTRADES IN CONSUL GENERAL'S RESIDENCE (United States Consulate General, Perth)

OVERVIEW

The United States Government (USG), Department of State (DOS), has a requirement to install new hand railings and balustrades at the Consul General's residence located at 8 Bellevue Terrace, West Perth. To this end, the USG requires quotations for a contractor to complete the proposed modifications.

INTENT

Requirements in this SOW serve as a direction to the Contractor for the installation of new hand railings and balustrades throughout the Consul General's residence. The Contractor shall perform all services in accordance with international professional standards of skill, care and diligence adhered to by reputable, first class international firms and shall conform to generally accepted professional practices.

PROJECT DESCRIPTION

The USG intends to: replace the existing hand railings and balustrades throughout the Consul General's residence located at 8 Bellevue Terrace, West Perth. The requirements below are the basis for the refurbishment. The refurbishment shall use only high quality, first class materials and fittings. The Contractor may propose fittings that meet the requirements of the Statement of Work for the purposes of this quote, but all fittings and materials are subject to approval by the COR prior to implementation.

A site visit can be scheduled upon request.

SCOPE OF WORK

Note: This is an official residence of the USG; the materials and fittings used should be of a standard fitting for a home of this standing.

Replace balcony railings on:

1. Main floor balcony;
2. First floor front balcony;
3. First floor rear balcony;

4. Exterior stairs leading to the terrace;
5. Install balustrade on terrace wall;
6. The barriers must conform to the following:
 - a. Balcony railings shall be at least 42 inches (107 cm) in height to reduce the potential for falls once installation is complete;
 - b. The spacing between balusters for banisters to be no more than 4 inches (10 cm) openings;
 - c. If existing railings are to be re-worked, they shall meet the above standards.

General

1. All work is to comply with the local WA building regulations.
2. The contractor will rectify any damage to all areas on completion of the works.
3. The contractor shall supply all materials and labour in order to complete the works.
4. All waste material to be taken from site and disposed of by the contractor.
5. Site is to remain tidy at all times and cleaned up on completion of works.
6. All work to be carried out in a workmanship like manner.
7. All documentation regarding warranties, guarantees and instructional literature are to be handed to your GSO representative.
8. All care must be taken to protect the carpet and furnishings within the property and drop sheets to be used at all times where necessary.
9. Any variations are to be priced and approved in writing by GSO before proceeding with the work.
10. All measurements are to be confirmed by the contractor on site.

NOTE: Any damage caused by the Contractor or his contractors is to be made good at the Contractor's expense.

CONTRACTOR PROVISIONS

The Contractor shall supply everything necessary for the execution and completion of the work. Site preparation and installation performance shall be in accordance with Australian and ACT building codes and standards.

WORKING HOURS

Working hours are to be 0800 to 1700. No work is to take place outside these hours unless GSO has given agreement.

SITE PREPARATION AND CLEANING UP

The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. Before completing the work, the Contractor shall remove the work and premises any rubbish, tools, scaffolding, equipment, and materials that are not the property of the Government. Unsightly materials and debris including excess soil, garbage, and equipment should be removed as required; while materials should be scheduled for delivery only as required for immediate use.

CONTACT INFORMATION

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